

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-04-0043.09.3A.SH**P.C. DATE:** May 12, 2020**SUBDIVISION NAME:** Berkman Tower View Subdivision**AREA:** 3.02 acres**LOT(S):** 58**OWNER/APPLICANT:** Austin Modern Lofts  
(Ross Wang)**AGENT:** Doucet & Associates, Inc.  
(Davood Salek, P.E.)**ADDRESS OF SUBDIVISION:** 3900 Berkman Dr.**WATERSHED:** Tannehill**COUNTY:** Travis**EXISTING ZONING:** PUD**JURISDICTION:** Full**NEIGHBORHOOD PLAN:** Mueller**PROPOSED LAND USE:** Residential**VARIANCES:** none

**DEPARTMENT COMMENTS:** The request is for the approval of the Berkman Tower View Subdivision composed of 58 lots on 3.02 acres. The applicant is proposing to resubdivide four existing lots into a 58 lots subdivision for residential use.

**STAFF RECOMMENDATION:** Staff recommends approval of the case, the plat meets applicable State and City of Austin LDC requirements.

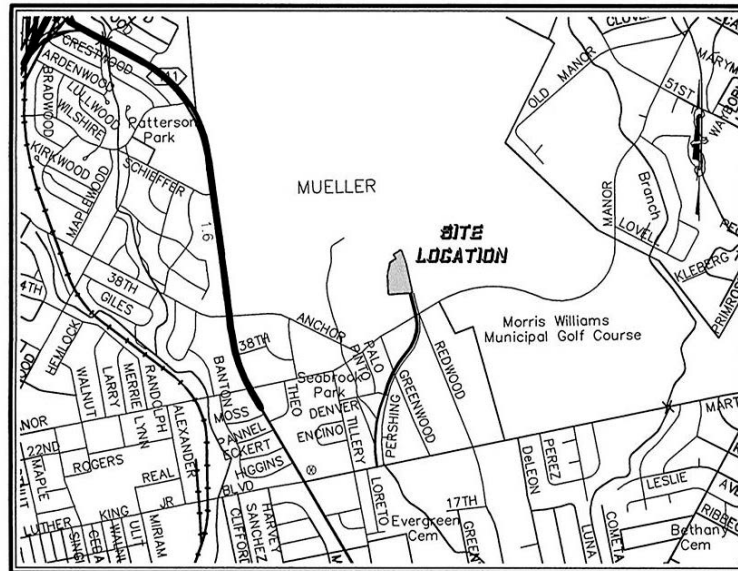
**CASE MANAGER:** Cesar Zavala  
Email address: [cesar.zavala@austintexas.gov](mailto:cesar.zavala@austintexas.gov)

**PHONE:** 512-974-3404

## Location Map

### **Berkman Tower View Subdivision**

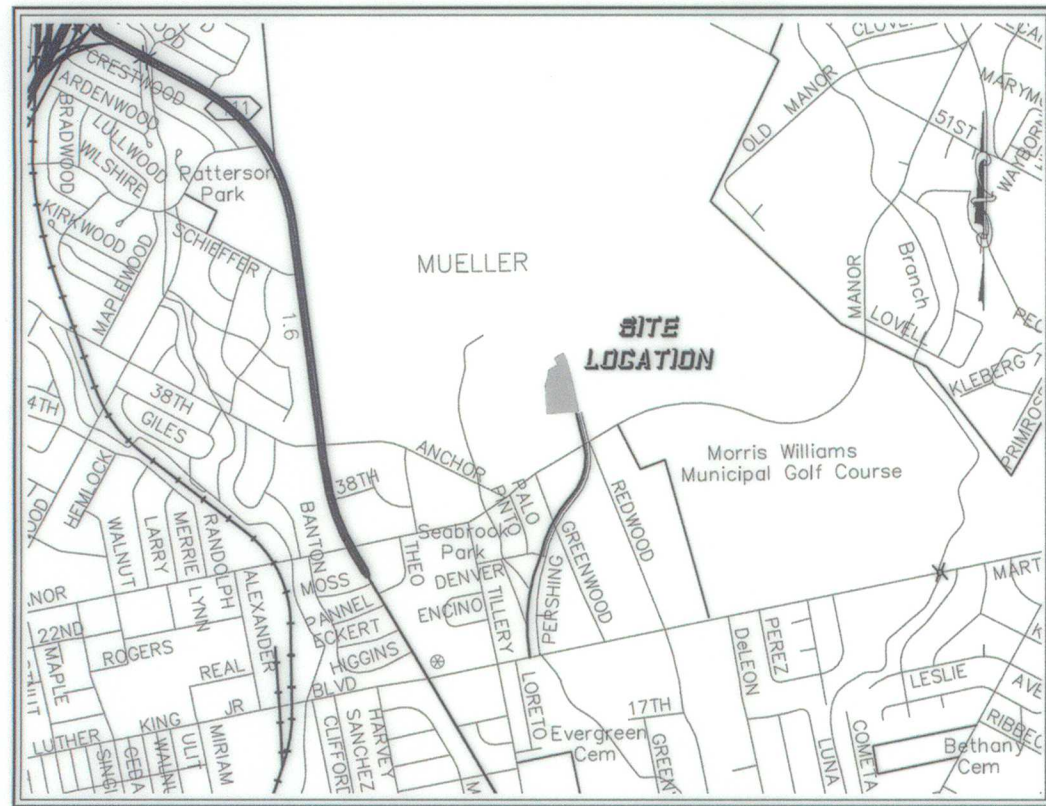
Northwest Corner of Berkman Drive and Tom Miller Street





## VICINITY MAP

SCALE: 1" = 2000'

BERKMAN TOWER VIEW SUBDIVISION  
RESUBDIVISION OF LOTS 1, 2, 3, AND 8, BLOCK 59A RESUBDIVISION  
OF BLOCK 59A MUELLER SECTION V SUBDIVISION

## LEGEND

---	PROPERTY LINE
---	PROPERTY LINES
---	EASEMENTS
---	EXISTING R.O.W. LINES
○	1/2" IRON ROD WITH "DOUCET" CAP SET
●	1/2" IRON ROD WITH CAP FOUND (UNLESS NOTED)
▲	MAG NAIL WITH SHINER FOUND
---	4' SIDEWALK
DOC. NO.	DOCUMENT NUMBER
R.O.W.	RIGHT-OF-WAY
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS

## AREA SUMMARY

BLOCK 59A	= 0.823 ACRES
BLOCK 59C	= 1.912 ACRES
NEW STREET R.O.W.'S	= 0.286 ACRES
TOTAL AREA	= 3.021 ACRES

## ROADWAY TABLE

STREET NAME	R.O.W. WIDTH	SQUARE FEET	ACRES
MC CURDY STREET	50' R.O.W.	12,464	0.286

## CURVE TABLE

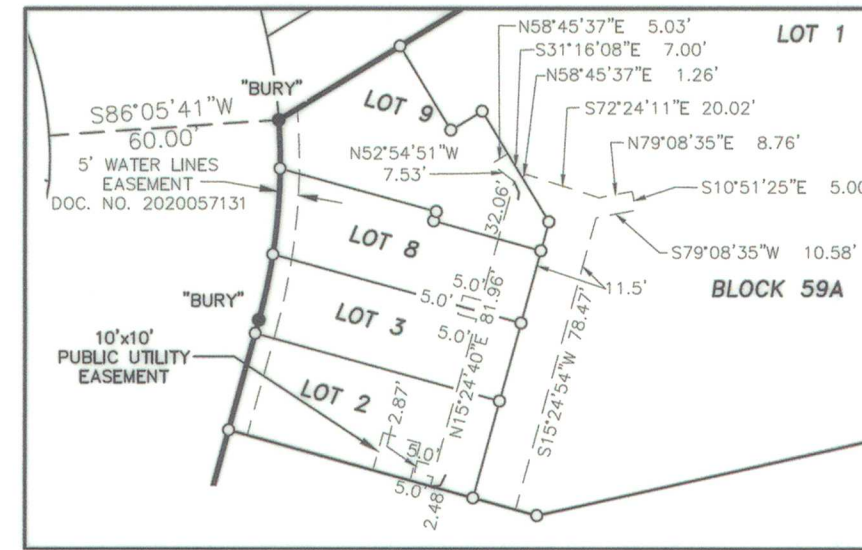
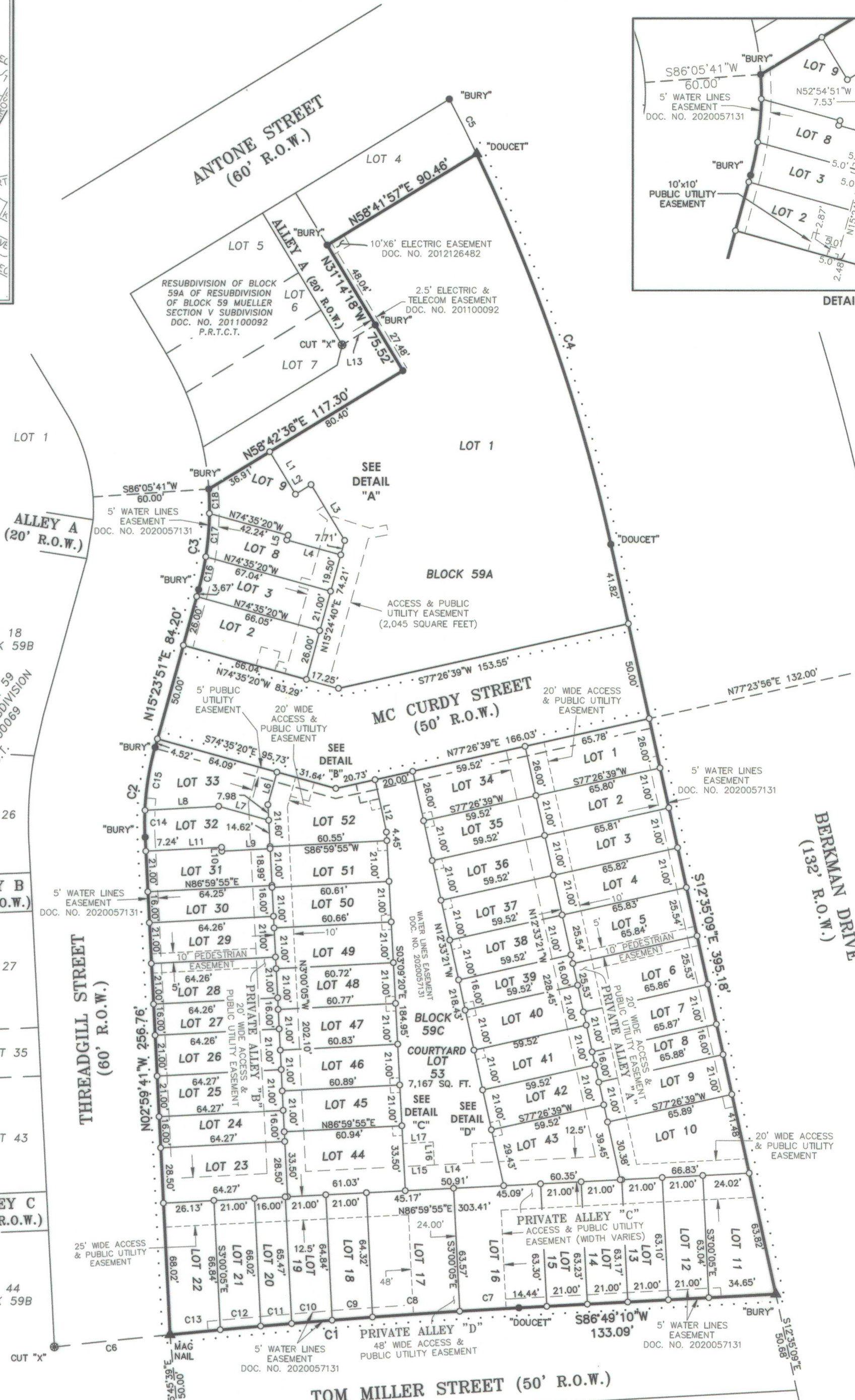
NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	181.03'	4050.00'	02°33'40"	S85°31'11"W	181.01'
C2	46.66'	145.00'	18°26'10"	N06°18'50"E	46.46'
C3	52.35'	155.00'	19°21'01"	N05°39'30"E	52.10'
C4	213.09'	934.00'	13°04'18"	S19°07'40"E	212.63'
C5	31.52'	934.00'	01°56'00"	N26°40'48"W	31.52'
C6	60.04'	4050.00'	00°50'58"	S83°53'44"W	60.04'
C7	30.64'	4050.00'	00°26'01"	S86°35'01"W	30.64'
C8	45.18'	4050.00'	00°38'21"	S86°02'50"W	45.18'
C9	21.01'	4050.00'	00°17'50"	S85°34'44"W	21.01'
C10	21.01'	4050.00'	00°17'50"	S85°16'55"W	21.01'
C11	16.01'	4050.00'	00°13'35"	S85°01'12"W	16.01'
C12	21.02'	4050.00'	00°17'50"	S84°45'29"W	21.02'
C13	26.16'	4050.00'	00°22'13"	S84°25'28"W	26.16'
C14	13.78'	145.00'	05°26'41"	N00°10'54"W	13.77'
C15	32.88'	145.00'	12°59'29"	N09°02'11"E	32.81'
C16	17.37'	155.00'	06°25'10"	N12°07'25"E	17.36'
C17	22.40'	155.00'	08°16'54"	N04°46'23"E	22.38'
C18	12.58'	155.00'	04°38'56"	N01°41'32"W	12.57'

TOTAL NUMBER OF BLOCKS	2
TOTAL NUMBER OF LOTS	59
DRAINAGE EASEMENT LOTS	0
LANDSCAPE LOTS	0
COMMERCIAL LOTS	0
PARK LOT	1
TOTAL OVERALL ACREAGE	3.021

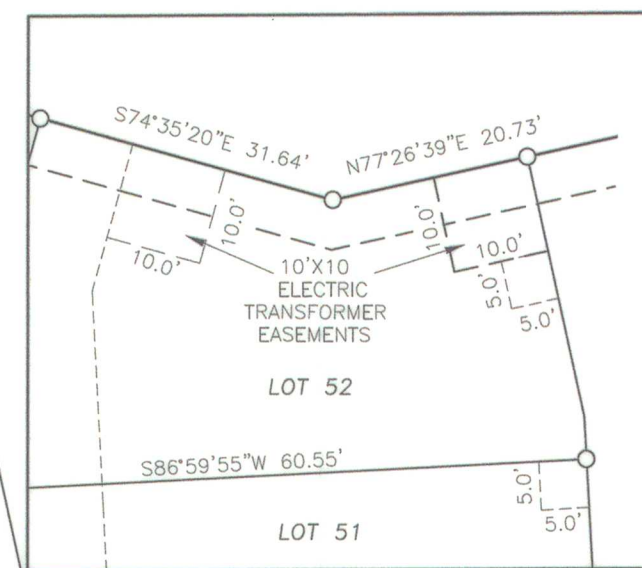
LINE TABLE		
NO.	BEARING	LENGTH
L1	N31°17'28"W	25.57'
L2	S58°44'00"W	9.50'
L3	N31°16'51"W	33.59'
L4	N74°35'20"W	28.94'
L5	N15°24'40"E	2.50'
L6	N15°24'40"E	17.43'
L7	S74°35'20"E	26.79'
L8	N86°53'04"E	38.15'
L9	S86°59'55"W	25.00'
L10	N03°00'05"W	2.01'
L11	S86°59'55"W	39.25'
L12	S12°33'21"E	27.51'
L13	S59°03'07"W	19.95'
L14	S86°59'55"W	20.00'
L15	S86°59'55"W	15.66'
L16	N03°00'05"W	11.86'
L17	S86°50'40"W	15.70'

LOT	BLOCK	ACRES	SQUARE FEET
1	59A	0.677	29,472
2	59A	0.039	1,717
3	59A	0.032	1,393
8	59A	0.033	1,442
9	59A	0.042	1,824
TOTAL	59A	0.823	35,848

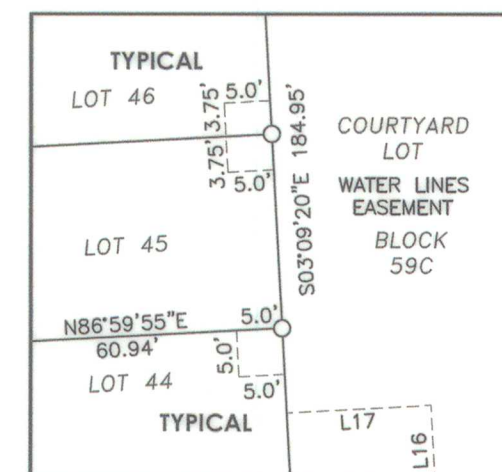
LOT	BLOCK	ACRES	SQUARE FEET
1	59C	0.039	1,711
2	59C	0.032	1,382
3	59C	0.032	1,382
4	59C	0.032	1,382
5	59C	0.039	1,681
6	59C	0.039	1,681
7	59C	0.032	1,383
8	59C	0.024	1,054
9	59C	0.032	1,383
10	59C	0.054	2,368
11	59C	0.042	1,848
12	59C	0.030	1,324
13	59C	0.030	1,326
14	59C	0.031	1,327
15	59C	0.031	1,329
16	59C	0.066	2,858
17	59C	0.066	2,886
18	59C	0.031	1,356
19	59C	0.031	1,368
20	59C	0.024	1,052
21	59C	0.032	1,395
22	59C	0.040	1,762
23	59C	0.042	1,832
24	59C	0.024	1,028
25	59C	0.031	1,350
26	59C	0.031	1,350
27	59C	0.024	1,028
28	59C	0.031	1,349
29	59C	0.031	1,349
30	59C	0.024	1,028
31	59C	0.030	1,299
32	59C	0.030	1,292
33	59C	0.042	1,837
34	59C	0.036	1,547
35	59C	0.029	1,250
36	59C	0.029	1,250
37	59C	0.029	1,250
38	59C	0.029	1,250
39	59C	0.022	952
40	59C	0.029	1,250
41	59C	0.029	1,250
42	59C	0.029	1,250
43	59C	0.047	2,050
44	59C	0.047	2,043
45	59C	0.029	1,279
46	59C	0.029	1,278
47	59C	0.029	1,277
48	59C	0.029	1,276
49	59C	0.029	1,274
50	59C	0.029	1,273
51	59C	0.029	1,272
52	59C	0.043	1,852
53	59C	0.165	7,167
TOTAL	59C	1.912	83,272



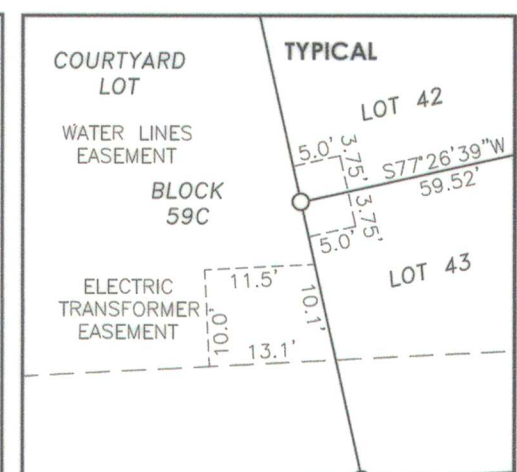
DETAIL "A"



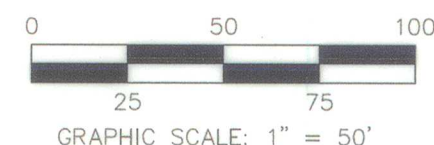
DETAIL "B"



DETAIL "C"



DETAIL "D"

REVISED 04/18/19 - REVISED NOTES  
REVISED 06/11/19 - REVISED ESMT'S**DA DOUCET & ASSOCIATES**Civil Engineering - Planning - Geospatial  
7401 B. Highway 71 W, Suite 160  
Austin, Texas 78735, Phone: (512)-583-2600  
www.doucetengineers.com  
TBPELS Firm #10105800 / TBPE Firm #3937Date: 4/23/2020  
Scale: 1"=50'  
Drawn by: DK  
Reviewer: GC  
Project: 1027-013  
Sheet: 1 of 2  
Field Book: 420  
Party Chief: MORA  
Survey Date: 01/24/2017

C8-04-0043.09.3A.SH



**BERKMAN TOWER VIEW SUBDIVISION**  
**RESUBDIVISION OF LOTS 1, 2, 3, AND 8 BLOCK 59A RESUBDIVISION**  
**OF BLOCK 59A MUELLER SECTION V SUBDIVISION**

**OWNER'S ACKNOWLEDGMENT:**

STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT AUSTIN MODERN LOFTS, LLC BEING THE OWNER OF THAT CERTAIN 3.021 ACRE TRACT OF LAND OUT OF THE J.C. HARRELSON SURVEY SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED BY DEED AS RECORDED IN DOCUMENT NO. 201100092 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY RESUBDIVIDE 3.021 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

**BERKMAN TOWER VIEW SUBDIVISION**

AND DO HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE 27<sup>th</sup> DAY OF April, 2020.

AUSTIN MODERN LOFTS, LLC

BY: [Signature]  
ROSS WANG  
MANAGER: AUSTIN MODERN LOFTS MANAGEMENT, LLC  
1520 OLIVER ST., STE. 204  
HOUSTON, TEXAS 77007

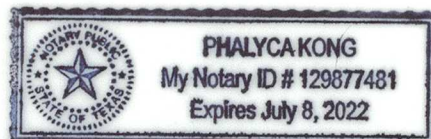
STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED ROSS WANG, KNOWN TO BE THE PERSON OR AGENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 27<sup>th</sup> DAY OF April, 2020

[Signature]  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

July 8, 2022  
MY COMMISSION EXPIRES ON:



STATE OF TEXAS  
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. \_\_\_\_\_

WITNESS MY HAND AND SEAL OF OFFICE, OF THE COUNTY CLERK, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020 A.D.

DANA DEBEAUVOIR  
COUNTY CLERK TRAVIS COUNTY, TEXAS

DEPUTY

**GENERAL NOTES:**

1. THIS SUBDIVISION IS SUBJECT TO THE DEVELOPMENT REGULATIONS OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE AS MODIFIED BY THE PLANNED UNIT DEVELOPMENT ZONING ORDINANCE NO. 040826-61 AND 20090423-087. ANY REFERENCE TO THE LAND DEVELOPMENT CODE MEANS AS MODIFIED BY ORDINANCE NO. 040826-61 AND 20090423-087.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
3. THE WATER, RECLAIMED, AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER, RECLAIMED, AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER, RECLAIMED, AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
4. ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS, AS MODIFIED BY CITY OF AUSTIN ZONING ORDINANCE NO. 040826-61, 20090423-087, AND THE MUELLER P.U.D. CRITERIA MANUAL.
5. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT ESTABLISHED BY THE REGIONAL DETENTION PLANS APPROVED BY THE CITY OF AUSTIN.
6. NO BUILDING, FENCES, LANDSCAPING OR OTHER SUCH STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY CITY OF AUSTIN.
7. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITY.
8. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
9. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREET AND ARE SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: BERKMAN DRIVE, MCCURDY STREET, TOM MILLER STREET AND THREADGILL STREET. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
10. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS AS MODIFIED BY CITY OF AUSTIN ZONING ORDINANCE NO. 040826-61 AND 20090423-087.
11. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS INCLUDING WATER AND WASTEWATER UTILITY IMPROVEMENTS TO SERVE EACH LOT, WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION, REPLATTING AND/OR DEDICATION OF EASEMENTS BY SEPARATE INSTRUMENTS MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
12. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
13. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING, AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
14. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION FOR ELECTRIC UTILITY WORK REQUIRED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT.
15. ANY ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMIT.
16. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT OWNERS/DEVELOPERS EXPENSE.
17. PRIOR TO CONSTRUCTION, EXCEPT DETACHED AND ATTACHED SINGLE FAMILY, ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
18. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
19. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
20. NONCONVENTIONAL SIDEWALKS MAY BE USED SUBJECT TO THE REQUIREMENTS SET FORTH IN THE CITY OF AUSTIN ZONING ORDINANCE NO. 040826-61, 20090423-087, AND THE MUELLER P.U.D. CRITERIA MANUAL.
21. PROPERTY OWNERS SHALL PAY TAP AND IMPACT FEES ONCE APPLICATION FOR A CITY OF AUSTIN WATER AND WASTEWATER UTILITY TAP PERMIT IS MADE.
22. FOR A MINIMUM TRAVEL DISTANCE OF 25' FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN.
23. NO STRUCTURE SHALL BE OCCUPIED UNTIL THE WATER QUALITY CONTROL AND DETENTION FACILITY HAVE BEEN CONSTRUCTED, INSPECTED, AND ACCEPTED BY THE CITY OF AUSTIN.
24. NO CONSTRUCTION OR PLACEMENT OF STRUCTURES INCLUDING BUILDINGS, SHEDS, POOLS, LANDSCAPING OR GARDENS ARE ALLOWED WITHIN A CRITICAL ENVIRONMENTAL BUFFER ZONE PER THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
25. VEHICULAR ACCESS TO ANY RESIDENTIAL LOT WILL COMPLY WITH CITY OF AUSTIN ZONING ORDINANCE NO. 040826-61 AND 20090423-087, WITH VEHICULAR ACCESS TO AN ALLEY BEING PERMITTED AND PREFERRED.
26. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF THE NOTICE CONCERNING CONSTRUCTION OF SUBDIVISION IMPROVEMENTS BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED \_\_\_\_\_, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL IMPROVEMENTS NEEDED TO SERVE THE LOTS WITHIN THIS SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE PERTAINING TO THIS SUBDIVISION. SEE SEPARATE INSTRUMENT RECORDED, IN DOCUMENT NO. \_\_\_\_\_ IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
27. THE SELLER IS REQUIRED TO PROVIDE THE BUYER OF EACH LOT, AT THE TIME OF SALE, AT HOMEOWNER ENVIRONMENTAL EDUCATION PACKET THAT MUST BE APPROVED BY THE CITY OF AUSTIN. THIS PACKET SHALL INCLUDE AN INTEGRATED PEST MANAGEMENT PLAN (IPM) FOR POLLUTION PREVENTION AND SOURCE CONTROL OF PESTICIDES AND HERBICIDES; AND, A PUBLIC EDUCATION PROGRAM DESCRIBING METHODS TO REDUCE NON-POINT SOURCE POLLUTION. THIS DOCUMENT IS ON FILE AT THE CITY OF AUSTIN AND A RESTRICTIVE COVENANT IS FILED WITH TRAVIS COUNTY AS DOCUMENT NUMBER 2006014581.
28. REQUIREMENTS FOR PARKLAND DEDICATION ARE GOVERNED BY THE CITY OF AUSTIN ZONING ORDINANCE NO. 040826-61.
29. THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE AUSTIN WATER UTILITY.
30. EACH LOT WITHIN THIS SUBDIVISION SHALL HAVE SEPARATE SEWER TAPS, SEPARATE WATER METERS AND THEIR RESPECTIVE PRIVATE WATER AND SEWER SERVICE LINES SHALL BE POSITIONED OR LOCATED IN A MANNER THAT WILL NOT CROSS LOT LINES.

**FLOOD PLAIN NOTE:**

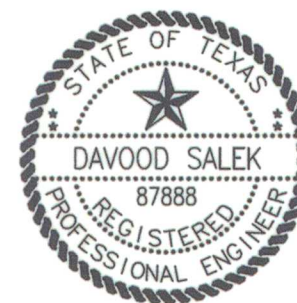
NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL 48453C0465K, DATED JANUARY 20, 2020, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

**ENGINEER'S CERTIFICATION:**

STATE OF TEXAS  
COUNTY OF TRAVIS

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER, LICENSED IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT AND IT MEETS THE REQUIREMENTS OF SUBDIVISION ORDINANCE OF THE CITY OF AUSTIN, TEXAS.

[Signature] 4/30/20  
DAVOOD SALEK, P.E. DATE  
P.E. NUMBER 87888  
DOUCET & ASSOCIATES, INC.  
7401 B HIGHWAY 71 WEST  
SUITE 160  
AUSTIN, TX 78735  
512.583.2600

**SURVEYOR'S CERTIFICATION:**

STATE OF TEXAS  
COUNTY OF TRAVIS

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND, UNDER MY SUPERVISION, AND FURTHER CERTIFY THAT IT COMPLIES WITH THE CITY OF AUSTIN CODE OF ORDINANCES.

[Signature] 4/29/20  
GARRETT CAVAIUOLO, R.P.L.S. DATE  
TEXAS REGISTRATION NO. 6714  
DOUCET & ASSOCIATES, INC.  
7401 B HIGHWAY 71 WEST  
SUITE 160  
AUSTIN, TX 78735  
512.583.2600  
GCVAIUOLO@DOUCETENGINEERS.COM



THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE CITY LIMITS OF THE CITY OF AUSTIN ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

\_\_\_\_\_  
DENISE LUCAS, DIRECTOR  
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE THE PLANNING COMMISSION OF THE CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

CHAIR

SECRETARY

REVISED 04/18/19 - REVISED NOTES

**DA DOUCET & ASSOCIATES**  
Civil Engineering - Planning - Geospatial  
7401 B. Highway 71 W, Suite 160  
Austin, Texas 78735, Phone: (512)-583-2600  
www.doucetengineers.com  
TBPELS Firm #10105800 / TBPE Firm #3937

Date:	4/23/2020
Scale:	1"=50'
Drawn by:	DK
Reviewer:	EAP/GC
Project:	1027-013
Sheet:	2 of 2
Field Book:	420
Party Chief:	MORA
Survey Date:	01/24/2017